



Cascade County Special Use Permit (SUP) Application

Cascade County Public Works Department
Planning Division
121 4th St No, STE 2H/I, Great Falls MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Cascade County
Planning Division

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2@ 450.00 \$900.00
Spec Use Permit

ITEMS 2Q
CHECK \$900.00

\$450.00 Non Refundable Application Fee

Payment: Check

OFFICE USE ONLY

Date Application Received: 8/29/2018

Application No.: SUP 010-2018

Approved Permit No.: _____

Date of Final Approval: _____

Floodplain Permit (Attached):

Variance Approval (Attached):

County Approach Permit (Attached):

Health Dept. Approval (Attached):

Addressing Approval (Attached):

Red Yellow Green (Development Coordination Map)

Date of Zoning Board of Adjustment Public Hearing / /

Approved by (Staff): _____

Thank You

Applicant/Agent: Jessica & Dusty Fryberger

Mailing Address: 202 US Hwy 89 Vaughn MT 59487

Home Phone: _____ Work Phone: _____ Cell Phone: 406-590-8682

Owner(s) if different from applicant: Same Mailing Address: Same

Home Phone: _____ Work Phone: _____ Cell Phone: Same

Property Address: 200 US Hwy 89 Vaughn MT Sec _____ T _____ R _____

Lot(s) _____ Blk _____ Geo Code: _____ Parcel # 5735900

Structure Permit Issued For: _____ Current Zoning: Ag

OR

Change of Use Permit Issued For: Indoor Sports & Recreation

Type of Improvement:

- ☐ Residential Structure, Multi/Single
☐ Public Entity
☐ Utility Installation, Minor/Major
☐ Membership Club

- ☐ Open-cut Mining Operation
☐ Warehouse
☒ Commercial/Agricultural in Nature
☐ Commercial Storage Facility

- ☐ Shop/Shed
☐ Office
☐ Retail
☐ Industrial Use

Square Feet of Proposed Structure/Addition: _____ Total Land Area Acres: 182.94

Type of Water Supply: Vaughn Water (in process) Type of Sewage Disposal: Vaughn Sewer (in process)

I. General Information for Applicants

- A. **Understanding the Regulations:** First, the proposed use must be specifically mentioned as a category in Uses Permitted Upon Issuance of a Special Use Permit within Section 7 of the Cascade County Zoning Regulations. Portions of the County Zoning Map and the Zoning Regulations are available at the Cascade County Website at <http://departments.cascadecountymt.gov/planning>.

II. Steps of the Application Process

- A. Schedule a Pre-Application meeting with planners to ensure the project will meet the standards for Special Use Permits as outlined within Section 7 of Cascade County's Zoning Regulations.
- B. Complete, sign and return a Special Use Permit application and Special Use Permit Checklist, with the \$450.00 application fee to Planning Staff.
- Site plans, diagrams, business plans, operational statement checklist, photographs and other documents may be requested as part of a complete application, depending on the applicant's proposal.
- C. Planning Staff will notify interested agencies of the proposed project to request comments for the application.
- D. Planning Staff will schedule a public hearing before the *Cascade County Zoning Board of Adjustment*; Legal notice will be published twice in the Great Falls Tribune (at least six (6) days separating each publication) and sent by certified mail to all adjacent landowners.
- Planning Staff will present the application to the Zoning Board of Adjustment along with recommendations, based on findings of facts.
- The *Zoning Board of Adjustment* will make a determination on the application; three (3) affirmative votes are needed to issue the permit.
- E. Upon written notice from the Planning Staff, the applicant may begin the permitted special use.
- F. Permits may be revoked or expire for the following reasons:
1. The *Zoning Board of Adjustment* finds them in violation of the conditions of the permit or another regulation/ordinance.
 2. Approval is valid for one particular use and shall expire one year after the date of approval, if construction or the use has not started. The Zoning Administrator may grant a one-time only 6 month extension on the Zoning Board of Adjustment Approval.
 3. The Special Use Permit shall expire if the use ceases for six (6) months for any reason. Any future extension requests must be granted by the Zoning Board of Adjustment prior to the date of expiration.

III. SUP Criteria

- A. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff and the board in reviewing the proposed use. The more information you can provide, the easier it is for staff and the *Zoning Board of Adjustment* to review the application.

1. The proposed development will not materially endanger the public health or safety.

- a) Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections and approaches:

There are 2 entrances on the property. One North onto 5 lane Hwy 200 which is the main entrance. Traffic should have no issue or ill effects as there is plenty of space, good line of sight and a turning lane. The 2nd entrance

Updated January 6, 2017 onto 12th Street can be opened or closed as necessary. Page 3

4. The proposed development will be consistent with the Cascade County Growth Policy.

a) Consistency with the Growth Policy objectives for the various planning areas (Please address all five goals with a separate sheet of paper).

Goal 1: Sustain and strengthen the economic well-being of Cascade County's citizens.

Objectives:

A. Stimulate the retention of existing businesses and expansion of existing businesses, new businesses, value-added businesses, wholesale and retail businesses, and industries including agriculture, mining, manufacturing/processing and forest products.

Our facility will be available for use by other agriculture businesses and individuals or groups as approved by regulations. We will also encourage support of local business when possible.

B. Stabilize and diversify the county's tax base by encouraging the sustainable use of its natural resources.

minimal negative impacts known

We plan to manage the property with conservation and care of natural resources in mind.

C. Identify and pursue primary business development that complements existing business, which is compatible with communities, and utilizes available assets. Identify and pursue targeted business development opportunities to include, but not limited to, manufacturing/heavy industry, telecommunication, and youth/social services.

Our neighboring businesses such as Big Sky Deli, Sinclair, Exxon & Durags are will also benefit from our clients as they offer different products than us. We plan to encourage youth organizations like 4H to use our facility.

D. Promote the development of cultural resources and tourism to broaden Cascade County's economic base.

By hosting events, shows, clinics and competitions we can effectively draw both participants and spectators from all over Montana. This will encourage traffic and consumers to local businesses, shopping, food, fuel and even lodging with multiple day events.

E. Foster and stimulate well-planned entrepreneurship among the county's citizenry.

minimal negative impact known

F. Promote a strong local business environment. Encourage and strengthen business support mechanisms such as chamber of commerce, development organizations and business roundtable organizations.

minimal known impact

D. Assure clean air, clean water, a healthful environment and good community appearance.

By becoming owner occupied, rather than tenant occupied, we will have more desire and ability to maintain and upkeep the property.

E. Support the development of natural resources including but not limited to timber, mining, oil and gas production and renewable energy production.

We will do our best to care for the land and facility we own, and encourage others to do the same. We are not currently involved in Timber, mining, oil & gas production or renewable energy production.

F. Continue to work with federal and state agencies to redevelop properties within Cascade County which are currently undergoing Superfund and Brownfield processes.

We are willing to work with federal and state agencies when applicable. However we are not currently involved in any redevelopment.

Goal 3: Maintain agricultural economy.

Objectives:

A. Protect the most productive soil types.

We have been farming and ranching in Cascade county for over 12 years. We will continue to protect and improve the soil as it represents our way of life. We also plan to manage grazing and noxious weeds.

B. Continue to protect soils against erosion.

Limit activities that might harmfully effect soils or cause erosion. We will maintain natural drainage when applicable.

C. Protect the floodplain from non-agricultural development.

The majority of the property is not located in the floodplain. The small percentage that is will be maintained a pasture land.

D. Support the development of value-added agricultural industry in Cascade County utilizing the products from the regional area.

As previously stated the boarding animals will require feed that we plan to produce or purchase locally. We will also be purchasing seed, fertilizer, chemical, fencing, farm & building materials as needed from surrounding areas.

D. Encourage the continued development of educational programs and facilities, recreational opportunities and spaces and health services for all county residents.

our facility will offer ample opportunities for residents to recreate and prolong the seasons due to indoor accommodations. We will also provide educational clinics and increased access for younger populations and groups like 4H.

b) Consistency with the municipal and joint land use plans incorporated by the Growth Policy.

ATTEST: I hereby certify that the information given herein is true and correct to the best of my knowledge. There are no restrictions placed upon my property which would prohibit the issuance of this permit. If there are any restrictions, then this permit shall become null and void. I hereby grant permission to any Cascade County Zoning Official to enter my property to inspect for compliance with the County Zoning Regulations in relation to this application.

Printed Name of Applicant: Jessica Fryburger Dusty Fryburger Date: 8/29/18

Signature of Applicant: [Signature] [Signature] Date: 8/29/18

Printed Name of Property Owner: Jessica Fryburger Dusty Fryburger Date: 8/29/18

Signature of Property Owner: [Signature] [Signature] Date: 8/29/18